GENERAL NOTES AND SPECIFICATIONS

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE FLORIDA BUILDING CODE (F.B.C.), AND ALL OTHER APPLICABLE CODES.

2.MONROE STATION IS A HISTORIC LANDMARK REGISTERED IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE GENERAL CONTRACTOR (GC) SHALL BUILD IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING, AND RECONSTRUCTING HISTORIC BUILDINGS.

3. THE GENERAL CONTRACTOR SHALL, AS PART OF HIS BID PRICE, SHALL RETAIN A LICENSED COMPANY QUALIFIED TO PROVIDE A LEAD PAINT ABATEMENT PLAN AND REMEDIATION/ABATEMENT OF EXISTING LEAD PAINT IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL PROTECTON CRITERIA. REFER TO REPORT TITLED ASBESTOS, MOISTURE AND LEAD PAINT SURVEY DATED DECEMBER 14, 2005 FOR INFORMATION REGARDING LEAD PAINT IN EXISTING BUILDING.

4. REFER TO OWNER'S BOILER PLATE DOCUMENTS/CONTRACT UNDER SEPARATE COVER FOR BIDDING AND CONTRACTING REQUIREMENTS, GENERAL REQUIREMENTS, AND OTHER PERTINENT CRITERIA.

5. ALL WORK SHALL BE GUARANTEED ONE YEAR FROM THE DATE OF FINAL COMPLETION OR AS STIPULATED IN OWNER'S BOILET PLATE DOCUMENTS/CONTRACT.

6, SITE INVESTIGATION: THE GENERAL CONTRACTOR (GC), AND ALL HIS SUBCONTRACTORS ARE REQUIRED, BEFORE SUBMITTING THEIR BID FOR THIS WORK, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE THEMSELVES WITH THE NATURE AND EXTENT OF THE WORK AND ANY CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE INCLUDING EQUIPMENT NECESSARY, MATERIALS, AND LABOR REQUIRED THEREOF, ALL ITEMS THAT CAN BE IDENTIFIED AS CREATING POTENTIAL CONFLICT AND WHICH WILL CAUSE AN ADDITIONAL EXPENSE SHALL BE FACTORED INTO THE G.C.'S BID. THE OWNER WILL NOT PAY ADDITIONAL COSTS AFTER AWARD OF BID FOR CONDITIONS THAT COULD HAVE BEEN IDENTIFIED DURING THE BID PROCESS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ADVISE ALL HIS SUB-CONTRACTORS OF SAME.

7. THE GENERAL CONTRACTOR SHALL COMPLETE THE WORK IN SUCH A MANNER AS TO DELIVER THE WORK TO THE OWNER IN A COMPLETE AND SATISFACTORY MANNER MEETING THE INDUSTRY STANDARD OF CARE FOR HISTORIC BUILDINGS REGISTERED IN THE NATIONAL REGISTER OF HISTORIC PLACES. ALL LABOR, EQUIPMENT, AND MATERIALS (INCLUDING MISCELLANEOUS BUILDING MATERIALS SUCH AS, BUT NOT LIMITED TO SEALANTS, CAULKING, WOOD BLOCKING, CONNECTORS, ETC). SHALL BE SUPPLIED AND INSTALLED AT THE CONTRACTOR'S EXPENSE.

8. THE GENERAL CONTRACTOR SHALL COORDINATE ALL SUB-CONTRACTORS. ADDITIONAL COSTS ARISING DURING CONSTRUCTION DUE TO CONTRACTOR'S FAILURE TO PROPERLY COORDINATE WORK SHALL BE BORNE BY THE G.C.

8. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED LUMBER. REFER TO STRUCTURAL NOTES FOR ADDITIONAL

10. G.C. SHALL VERIFY FIELD DIMENSIONS TO ENSURE PROPER FIT OF MATERIALS PRIOR TO MANUFACTURE AND INSTALLATION OF MATERIALS TO BE USED IN

11. ALL DISCREPANCIES FOUND IN FIELD TO BE CONTRARY OR INCONSISTENT WITH PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.

SHOP DRAWING / PRODUCT DATA SUBMITTALS

12. G.C. SUBMITTALS SHALL BE AS PER THE SUBMITTALS REQUIRED BY THE FOLLOWING SPECIFICATION SECTIONS AND AS IDENTIFIED IN STRUCTURAL DRAWINGS. THE G.C. SHALL REVIEW SHOP DRAWINGS FOR COMPLIANCE WITH CONTRACT DOCUMENT REQUIREMENTS AND PROVIDE HIS/HER SIGNATURE AND CONTRACTOR STAMP ON SUBMITITALS PRIOR TO SUBMITTING TO ARCHITECT/ENGINEER.

LUMBER / WOODSTUDS / TREATMENT

13. NEW LUMBER NOT EXPOSED TO VIEW OR TO BE CONCEALED BY WALL AND CEILING FINISHES IN FUTURE PHASESHALL BE PRESSURE TREATED AND RESISTANT TO INSECT AND TERMITE INFESTATION. PROVIDE INSECTISIDE TREATMENT FOR ALL NEW LUMBER. SUBMIT PRODUCT DATA FOR ARCHITECT REVIEW AND APPROVAL. EXISTING LUMBER OF HISTORIC VALUE TO REMAIN SHALL BE TREATED IN PLACE WITH AN ARCHITECT APPROVED TREATMENT (I.E. TENTING) TO ELIMINATE TERMITES AND OTHER INSCETS DETRIMENTAL TO WOOD

EXTERIOR ARCHITECTURAL WOODWORK 06401 -

SECTION 06401 - NEW EXTERIOR ARCHITECTURAL WOODWORK

PART 1 - GENERAL

- 1.1 SUMMARY
- A. This Section includes the following
- Exterior siding and running trim.
- Exterior plywood shutters.
- Shop priming of exterior architectural woodwork.
- 1.2 SUBMITTALS
- A. Product Data: For wood-preservative materials indicated.

B. Samples: For siding and trim products for shop-applied primer finish, for each shop primed system, with one-half of exposed surface finished.

- 1.3 QUALITY ASSURANCE
- A. Quality Standard: Unless otherwise indicated, comply with AWI's "Architectural Woodwork Quality Standards."

PART 2 - PRODUCTS

MATERIALS

- A. Wood-Preservative-Treated Materials, Nonpressure Process: Treat woodwork items indicated to receive water-repellent preservative treatment to comply with AWPA N1 using the following preservative:
- 1. Water-Repellent Preservative/Insecticide: Formulation containing 3-iodo-2-propynyl butyl carbamate (IPBC) as its active ingredient, combined with an insecticide containing chlorpyrifos as its active ingredient, both complying with AWPA P8.

B. Nails: Aluminum, or stainless steel.

- C. Screws: Hot-dip galvanized Sta inless steel, or Aluminum.
- 2.2 FABRICATION
- A. Wood Moisture Content: 10 to 15 percent.
- B. Complete fabrication, including assembly, finishing, and hardware application, to maximum extent possible, before shipment to Project site. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting.
- C. Woodwork for Opaque Finish:
- Grade: Custom.
- 2. Wood Species: Match existing siding wood species. Contractor shall visit site.
- D. Shop Priming: Shop prime woodwork for paint finish with one coat of wood primer specified in Division 9 Section "Painting."

1. Backpriming: Apply one coat of sealer or primer, compatible with finish coats, to concealed surfaces of woodwork.

PART 3 - EXECUTION

- 3.1 INSTALLATION
- A. Condition woodwork to average prevailing humidity conditions in installation areas before installation. Before installing architectural woodwork, examine shop-fabricated work for completion and complete work as required, including backpriming and removal of packing.
- B. Quality Standard: Install woodwork to comply with AWI Section 1700] for the same grade specified for type of woodwork involved.
- C. Install woodwork true and straight with no distortions. Shim as required with concealed shims. Install level and plumb to a tolerance of 1/8 inch in 96 inches.
- D. Cut woodwork to fit adjoining work, and refinish cut surfaces or repair damaged finish at cuts.
- E. Anchor woodwork to anchors or blocking built in or directly attached to substrates. Secure to grounds, stripping and blocking with countersunk, concealed fasteners and blind nailing. Use fine finishing nails for exposed nailing, countersunk and filled flush with woodwork.
- F. Refer to Division 9 Sections for final finishing of installed architectural woodwork.

END OF SECTION 06401

SELF-ADHERING SHEET WATERPROOFING 07131 -

SECTION 07131 - SELF-ADHERING SHEET WATERPROOFING

PART 1 - GENERAL

- 1.1 SUMMARY
- A. This Section includes self-adhering, rubberized-asphalt sheet waterproofing.
- 1.2 SUBMITTALS
- A. Product Data: Include manufacturer's written instructions for evaluating, preparing, and treating substrate, technical data, and tested physical and performance
- properties of waterproofing.
- B. Shop Drawings: Include details for substrate joints and cracks, sheet flashings, penetrations, inside and outside corners, tie-ins with adjoining waterproofing, and other termination conditions.
- C. Product test reports.
- 1.3 QUALITY ASSURANCE
- A. Installer Qualifications: A qualified installer, approved by manufacturer to install manufacturer's products.
- 1.4 PROJECT CONDITIONS
- A. Environmental Conditions: Apply waterproofing within the range of ambient and substrate temperatures recommended by waterproofing manufacturer. Do not apply waterproofing to a damp or wet substrate.

1.5 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to replace waterproofing material that does not comply with requirements or that does not remain watertight for period of five years after date of Substantial Completion.

PART 2 - PRODUCTS

2.1 RUBBERIZED-ASPHALT SHEET WATERPROOFING

- A. Rubberized-Asphalt Sheet: 40-mil- thick, self-adhering sheet consisting of 36 mils of rubberized asphalt laminated to a 4-mil- thick, polyethylene film with release liner on adhesive side.
- 1. Products: Subject to compliance with requirements, provide one of the following:
- a. Carlisle Corporation, Carlisle Coatings & Waterproofing Div.; CCW 705. b. Grace, W. R. & Co., Bituthene.
- PART 3 EXECUTION

- 3.1 SURFACE PREPARATION
- A. Clean, prepare, and treat substrates according to manufacturer's written instructions. Provide clean, dust-free, and dry substrates for waterproofing application.
- B. Remove fins, ridgesand voids.
- C. Prepare and fill, substrates. Remove dust and dirt from joints and cracks according to ASTM D 4258.
- D. Prepare, treat, and seal vertical and horizontal surfaces at terminations and penetrations through waterproofing and at drains and protrusions according to ASTM D 6135.

3.2 APPLICATION

- A. Install self-adhering sheets according to waterproofing manufacturer's written instructions and recommendations in ASTM D 6135.
- B. Apply primer to substrates if recommended by manufacturer for plywood sheathing substrate at required rate and allow to dry.
- C. Apply and firmly adhere sheets over area to receive waterproofing. Accurately align sheets and maintain uniform 2-1/2-inch-minimum lap widths and end laps. Overlap and seal seams and stagger end laps to ensure watertight installation.
- D. Apply continuous sheets over sheet strips bridging substrate cracks.
- E. Seal exposed edges of sheets at terminations not concealed by metal counterflashings or ending in reglets with mastic or sealant.
- F. Repair tears, voids, and lapped seams in waterproofing not complying with requirements. Slit and flatten fishmouths and blisters. Patch with sheets extending 6 inches beyond repaired areas in all directions.
- G. Correct deficiencies in or remove sheet waterproofing that does not comply with requirements, repair substrates, reapply waterproofing, and repair sheet flashings.
- 3.3 PROTECTION AND CLEANING
- A. Protect waterproofing from damage and wear during remainder of construction period.
- B. Clean spillage and soiling from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 07131

WOOD FLOORING

SECTION 09640 - WOOD FLOORING

PART 1 - GENERAL

- 1.1 SUMMARY
- A. This Section includes the following:
- Solid wood, strip flooring to match existing of historic value to be salvaged.
- 2. Existing wood strip flooring of historic value to be salvaged.

1.2 SUBMITTALS

- A. Product Data: For each product indicated.
- B. Samples: For each type of wood flooring and accessory, with finish required. Refer to Section 90190 Maintenance of Paint Coatings and 09912 Painting.

1.3 QUALITY ASSURANCE

- C. Flooring: Comply with industry standard grading rules for species, grade, and cut.
- A. Conditioning: Maintain relative humidity planned for building occupants and an ambient temperature between 65 and 75 deg F (18 and 24 deg C) in spaces to receive wood flooring for at least seven days before installation, during installation, and for at least seven days after installation. After post-installation period, maintain relative humidity and ambient temperature planned for building occupants.
- 1. Existing flooring with historic value on second floor to remain in place at all times. Coordinate with Owner for portable de-humidifier to be maintained inside
- 2. First floor existing flooring strips with historic value shall be sequentially numbered on back side, carefully removed so as to not cause damage, stored in indoor shop, reinstalled in new building first floor location in exact same location as in original building, sanded and prepared for finish as prescribed in this Section and
- 3. For new flooring, move wood flooring into spaces where it will be installed, at least seven days before installation.
- 4. For unfinished products, open sealed packages to allow wood flooring to acclimatize.
- 5. Do not install flooring until it adjusts to the relative humidity of and is at the same temperature as the space where it is to be installed.
- 6. Finish new and historic flooring on site as prescribed.

PART 2 - PRODUCTS

- 2.1 SOLID-WOOD STRIP FLOORING
- A. Factory-Products:
- 1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:
- 2. Products: Subject to compliance with requirements to match existing, provide one of the following: Aged Woods; Historic restoration, reconstruction
- b. Carlisle Restoration Lumber; Historic Restoration, reconstruction
- c. Koetter Woodworking, Inc.; Historic Restoration, reconstruction.
- d. Contractor's recommendation with Owner/Architect approval in historic restoration/reconstruction and minimum ten years experience.

2.2 ACCESSORY MATERIALS

- A. Fasteners: As recommended by manufacturer, but not less than that recommended in NOFMA's "Installing Hardwood Flooring."
- B. New Wood Feature Strips: Match existing historic strip flooring.
- C. Wood Floor threshold and trim: In same species and grade as wood flooring, unless otherwise indicated. D. Wood air vents and grilles of same species and grade as wood flooring.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Comply with flooring manufacturer's written installation instructions, but not less than recommendations in NOFMA's "Installing Hardwood Flooring."
- B. Provide expansion space at walls and other obstructions and terminations of flooring of not less than 1/2 inch
- C. Solid-Wood Strip: Blind nail flooring to substrate according to NOFMA's written recommendations.
- 3.2 SANDING AND FINISHING
- A. Machine-sand existing and new flooring to remove offsets, ridges, cups, and sanding-machine marks that would be noticeable after finishing. Vacuum and tack with a
- clean cloth immediately before applying finish.
- B. Fill open-grained hardwood. Refer to Sections 90190 and 09912.
- C. Fill and repair seams and defects. Refer to Sections 90190 and 09912 D. Apply floor finish system. Refer to Sections 90190 and 09912.
- E. Cover wood flooring before and after finishing during remainder of construction period. Use heavy kraft-paper or other suitable covering. Do not use plastic sheet or film that could cause condensation.
- 1. Do not cover site-finished floors with kraft paper, or any other material, until finish reaches full cure, but not less than seven days after applying last coat.

END OF SECTION 09640

MAINTENANCE OF PAINTING AND COATING

SECTION 090190 - MAINTENANCE OF PAINTING AND COATING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes historic treatment of painting as follows (excludes non-historic or new materials. Refer to Section 09912 for new material):
 - 1. Monochromatic painting of historic surfaces.
 - 2. Staining and varnishing of historic wood.

1.2 DEFINITIONS

A. Modern Paint Materials: Paint materials not designed to match historic paint formulations but that may be required to match historic paint colors.

1,3 PRECONSTRUCTION TESTING

- A. Pre-Bid Testing Service: Prior to bid, Owner will engage a testing laboratory qualified to determine original colors and gloss of each of the following historic components: siding; exterior trim, brackets in overhang, wood strips in overhang soffit, fascia trim in cornice, and interior wood strip floor. Each color uncovered will be matched with color chips from the Munsell color coding system (877) 888-1720.
- 1.4 SUBMITTALS
- A. Product Data: For each paint system and type of product indicated.
- B. Samples: For each type of paint system and each color and gloss.
- 1. For each painted color being matched to the Munsell color-coding system, include the color chips provided by Owner with Samples
- 2. Label each Sample for location and application.
- 1.5 QUALITY ASSURANCE
- A. Historic Treatment Specialist Qualifications: A qualified historic painting specialist.
- B. Color Matching: For colors indicated by the Munsell standardized coding system color chips, computer match paint colors to the color chips.
- C. Mockups: Provide mockups for each type of coating system and substrate indicated and each color and finish required to demonstrate aesthetic effects and set quality standards for materials and execution. Duplicate appearance of approved Sample submittals.
- 1. Surface-Preparation Mockups: On existing surfaces using applicable specified methods of cleaning and other surface preparation, provide mockup sample of each
- 2. Coating Mockups: Architect will select mockup surfaces for application of each type of coating system under same conditions as the completed Work.

1.6 SEQUENCING AND SCHEDULING

A. Perform painting in the following general sequence:

Examine condition of surfaces to be painted.

D. Preinstallation Conference: Conduct conference at Project site.

- 1. Dismantle existing surface-mounted objects except items indicated to remain in place. Tag and sequentially number items with location identification and protect.
- 2. Immediately install plywood sheathing and waterproof membrane in exterior walls.
- 4. In an indoor shop, remove existing paint to the degree required for each substrate and surface condition of existing paint. Refer to Lead based paint report for
- material containing lead based paint. Removal of lead based paint shall be accomplished in accordance with EPA regulatory requirements. Refer to General Notes on architectural drawings for additional information.
- 6. Reinstall dismantled surface-mounted objects in exact location as original location on building.
- 1.7 EXTRA MATERIALS A. Furnish extra paint materials from the same production runs that match products applied and that are packaged with protective covering for storage and identified with
- labels describing contents, including material, finish, source, and location on building. 1. Quantity: Furnish Owner with an additional five percent, but not less than 1 gal. or one case, as appropriate, of each material and color applied.

PART 2 - PRODUCTS

- 2.1 CLEANING MATERIALS A. Water: Potable.

B. Hot Water: Water heated to a temperature of 140 to 160 deg F (60 to 71 deg C).

- C. Detergent Solution: Solution prepared by mixing 2 cups (0.5 L) of tetrasodium polyphosphate, 1/2 cup (125 mL) of laundry detergent that contains no ammonia, 5 quarts (5 L) of 5 percent sodium hypochlorite bleach, and 15 quarts (15 L) of warm water for each 5 gal. (20 L) of solution required. D. Mildewcide: Commercial proprietary mildewcide or a job-mixed solution prepared by mixing 1/3 cup (80 mL) of household detergent that contains no ammonia, 1 quart
- (1 L) of 5 percent sodium hypochlorite bleach, and 3 quarts (3 L) of warm water.
- 2.2 PAINT REMOVERS
- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following: ABR Products, Inc.
- 2. Back to Nature Products Company.
- 3. Cathedral Stone Products, Inc. 4. Dumond Chemicals, Inc.
- 5. Hydroclean; Hydrochemical Techniques, Inc. PROSOCO, Inc.
- 2.3 MODERN PAINT MATERIALS

A. General: See Division 09 painting and transparent finishing Sections for modern paint materials and application methods unless otherwise indicated in this Section.

A. Wood Patching Compound: Two-part, epoxy-resin patching system; knife-grade formulation as recommended by manufacturer for type of wood repair indicated, tooling

time required for the detail of work, and site conditions. Compound shall be designed for filling voids in damaged wood materials that have deteriorated due to

- B. Transition Coat: Paint manufacturer's recommended coating for use where a residual existing coating is not compatible with the paint system.
- 2.4 PATCHING MATERIALS
- weathering and decay. Compound shall be capable of filling deep holes and spreading to feather edge. 1. Products: Subject to compliance with requirements, provide one of the following:
- a. Abatron, Inc., LiquidWood with WoodEpox. b. Advanced Repair Technology, Inc.; Primatrate with Flex-Tec HV.
- c. ConServ Epoxy LLC; Flexible Epoxy Consolidant 100 with Flexible Epoxy Patch 200.
- d. Polymeric Systems, Inc.; QuickWood. e. West System Inc.; West System.
- f. Wood Care Systems; ROTFIX with SCULPWOOD.
- PART 3 EXECUTION
- 3.1 HISTORIC TREATMENT PROCEDURES, GENERAL A. Mechanical Abrasion: Where mechanical abrasion is needed for the work, use only the gentlest mechanical methods, such as scraping and lightly hand sanding, that will not abrade softer substrates, reducing clarity of detail. Do not use abrasive methods such as rotary sanding, rotary wire brushing, or power tools except as
- approved by Architect. B. Heat Processes: Do not use torches, heat guns, or heat plates.

exposed plaster, cementitious, and masonry surfaces.

- 3.2 EXAMINATION
- A. Examine substrates and conditions, with Owner/Architect present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the painting work. Comply with paint manufacturer's written instructions for inspection.

B. Maximum Moisture Content of Substrates: Do not begin application of coatings unless moisture content of exposed surface is below the maximum value recommended

in writing by paint manufacturer and not greater than the following maximum values when measured with an electronic moisture meter appropriate to the substrate

- Wood: Fifteen percent. C. Alkalinity: Do not begin application of coatings unless surface alkalinity is within range recommended by paint manufacturer. Conduct alkali testing with litmus paper on
- D. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers. 1. If existing surfaces cannot be prepared to an acceptable condition for proper finishing by using specified surface-preparation methods, notify Architect in writing.
- E. Begin coating application only after unsatisfactory conditions have been corrected and surfaces are dry.
- 1. Beginning coating application constitutes Contractor's acceptance of substrates and conditions.



HISTORIC MONROE STATION **STABILIZATION**

I BIG CYPRESS NATIONAL PRESERVE BICY Contract No. C5120085452

SIXTO ARCHITECT INC.

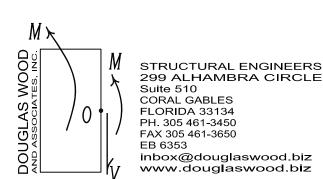
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GENERAL NOTES AND